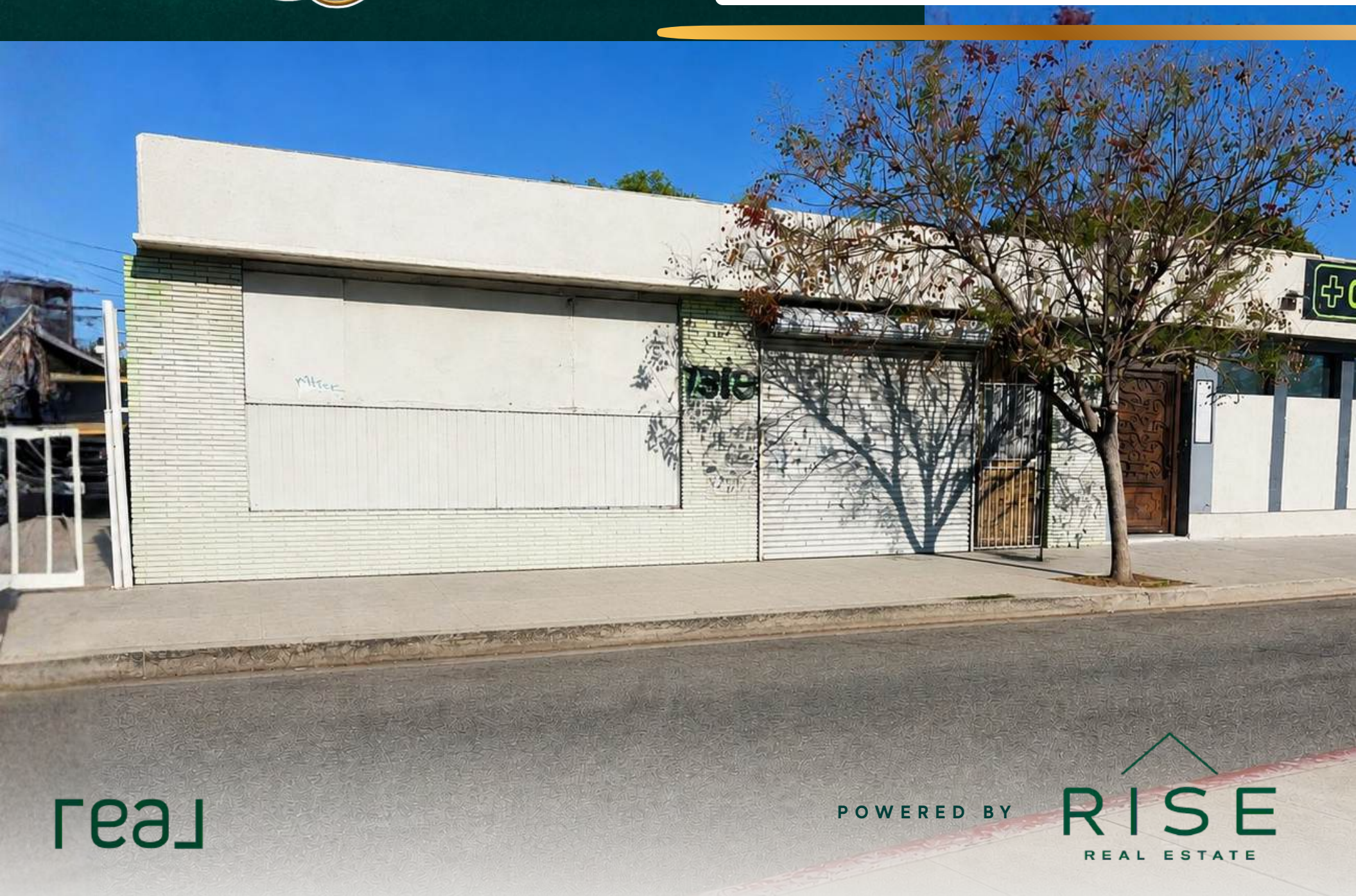




FOR LEASE

7318 S VERMONT AVE

Los Angeles, CA 90044



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

2,535 Sqft



RATE

\$2.00 per sqft with parking
\$1.60 per sqft without parking



TERM

3-5 Years



YEAR BUILT

1952



ZONING

LAC2



PROPERTY PHOTOS

The images shown are artist-rendered visualizations intended for illustrative and marketing purposes only. They do not depict the actual premises, finishes, furnishings, or conditions of the property. Actual layouts, materials, fixtures, and design elements may vary.



Rose & Co.
COMMERCIAL GROUP

PROPERTY SHOWCASE

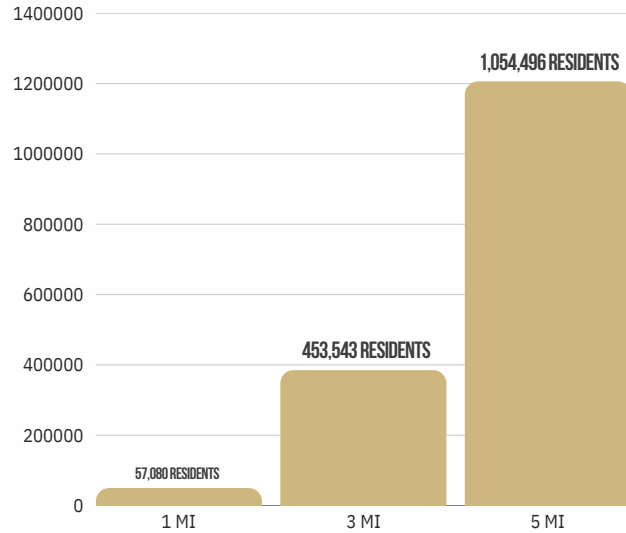


- ±2,535 SF freestanding retail building on approximately 5,391 SF of land
- Prominent S. Vermont Avenue frontage with excellent street visibility and signage potential
- LAC2 zoning supporting a variety of potential retail, service, and commercial uses, subject to verification
- Single-story layout with convenient street-level access

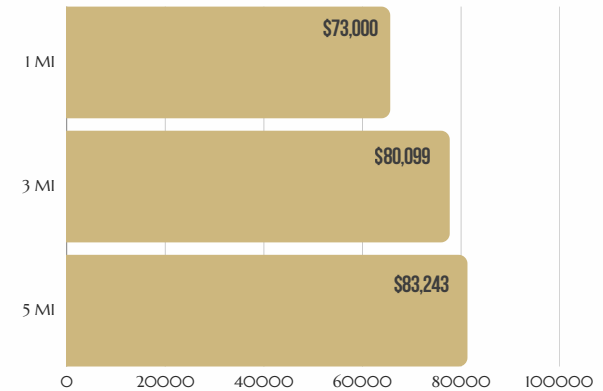
- Located in Vermont Knolls, surrounded by a dense residential customer base
- Walkable and transit-accessible location, with a Walk Score of 73 and strong bicycle accessibility
- Ideal for retail, professional services, neighborhood-serving businesses, or an owner-user
- Convenient access to major South Los Angeles thoroughfares, offering a standalone presence and strong brand exposure

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Vermont Ave	W 73rd St	27,050 vehicles/day	.07miles
West Florence Avenue	South Vermont Avenue	27,726 vehicles/day	.11miles
West Florence Avenue	West Florence Avenue	29,500 vehicles/day	.11miles
S Vermont Ave	W Florence Ave	24,209 vehicles/day	.13miles
S Vermont Ave	W Florence Ave	24,818 vehicles/day	.13miles
South Vermont Avenue	South Vermont Avenue	19,058 vehicles/day	.14miles
W 75th St	S Hoover St	803 vehicles/day	.15miles
West Vermont Avenue	West Florence Avenue	30,429 vehicles/day	.18miles
S Vermont Ave	W 77th St	31,778 vehicles/day	.19miles
Kansas Ave	W 71st St	1,221 vehicles/day	.20miles



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